



## Dream Charente Retreat For Sale with Swimming Pool and Countryside Views - €248650



### Στοιχεία μεσίτη

Όνομα:	Christophe GUAY
Όνομα εταιρείας:	Agence TIC Ruffec
Χώρα:	France
Experience since:	1985
Τύπος υπηρεσίας:	Selling a Property
Specialties:	
Property Type:	Apartments, Houses
Τηλέφωνο:	+33 (545) 710-046
Languages:	French
Site:	<a href="https://tic-ruffec.com">https://tic-ruffec.com</a>

### Στοιχεία καταχώρησης

Ακίνητο για:	Πώληση
Τιμή:	USD 291,491.86

### Τοποθεσία

Χώρα:	France
Ταχυδρομικός κωδικός:	16230
Δημοσιεύθηκε:	25/08/2025

#### Περιγραφή:

This beautifully renovated home offers versatile accommodation, making it ideal for a large family, a stylish AirBnB, or a practical holiday retreat thanks to its low-maintenance exterior. The outdoor space is truly special, featuring a delightful and heated swimming pool with panoramic views across open fields and towards the River Charente. A covered terrace provides the perfect setting for alfresco dining or simply relaxing in the shade on warm summer days.

The house is cleverly arranged in two sections:

📍 Main Residence: A spacious sitting room, fitted kitchen, dining room, and shower room on the ground floor. Upstairs, the master suite enjoys a dressing room, office area, and private WC. 📍 Secondary Wing: A large utility room (which could easily be converted into a second kitchen) with access to a generous sitting room, two bedrooms (one with decking area providing access to the private courtyard), and a bathroom on the first floor. 📍 Guest Studio: Within the enclosed courtyard, a private annexe has a bedroom with en-suite shower room which offers the perfect space for visitors. Additional features include: 📍 Sanitation up to current standards 📍 Oil-fired central heating 📍 Double glazing throughout 📍 Attached garage with tiled floor and electric door (with potential to convert into further living space if desired)

#### Location:

Set in a peaceful hamlet with lovely open views, the property enjoys a tranquil setting while being just 2.9 km from the bustling market town of Mansle. The town offers everything for day-to-day life, including



supermarkets, bars, restaurants, schools, a college, bakeries, and more. For those who enjoy walking, Mansle can be reached on foot in around 35 minutes. There is also rapid access to the N10 dual carriageway, so just 20 minutes from Angouleme. Presented in immaculate condition, this property is both elegant and practical—a rare opportunity to own a home that blends comfort, flexibility, and stunning views.

## MAIN HOUSE:

### Ground Floor:

Sitting Room 45m<sup>2</sup> Parquet floor, exposed stone, insert wood burner Fitted Kitchen 18m<sup>2</sup> Tiled floor, "RangeMaster" cooker leading to Dining Room 16m<sup>2</sup> Tiled floor, large sliding patio doors to private courtyard. Shower Room 3m<sup>2</sup> Tiled floor, shower, hand basin, WC Attached Garage 32m<sup>2</sup> Tiled floor, plenty of storage, water softener and leading to a useful pantry area.

### Upstairs:

Master Bedroom 25m<sup>2</sup> Parquet floor, beams, views from 2 windows and useful office area. Dressing Room 6m<sup>2</sup> Parquet floor WC 4m<sup>2</sup> Parquet floor, hand basin and storage units

## SECONDARY WING:

### Ground Floor:

Laundry Room 10m<sup>2</sup> Tiled floor, fitted units (simple to convert to a kitchen for this wing) Upstairs (accessed from laundry room): Sitting Room 23m<sup>2</sup> Parquet floor, beams, views Bedroom 12m<sup>2</sup> Parquet floor Bedroom 13m<sup>2</sup> Parquet floor, low door to decking area giving access to the courtyard too Bathroom 6m<sup>2</sup> Parquet floor, double-ended "Villeroy andamp; Boch" bath, WC, hand basin, heated towel rail and velux

### Outside:

Large front courtyard which set the house back from the land and provides useful parking. Private courtyard to the rear with Guest Annexe (Bedroom 10m<sup>2</sup>, laminate floor, fitted wardrobes and a shower room 3m<sup>2</sup> tiled floor, shower, WC, hand basin. Pool area with lovely views : 8m x 4m heated, salt water swimming pool with sand filter and electric cover. Lovely covered terrace area to take in the views and perfect for shady dining. Pump room / useful storeroom. Secondary vehicule access and extra parking. A lovely bonus is the little garden opposite the property with gorgeous rosemary hedges. A sensory delight. All on a total manageable plot size of 903m<sup>2</sup>.

## Κοινά

Κρεβατοκάμαρες:	4
Μπάνια:	3

## Room details

Total rooms:	7
--------------	---

## Lease terms

Date Available:

## Contact information

IMLIX ID:	IX7.481.567
-----------	-------------



# IMLIX

**IMLIX αγορά ακινήτων**  
<https://www.imlix.com/el/>

---

